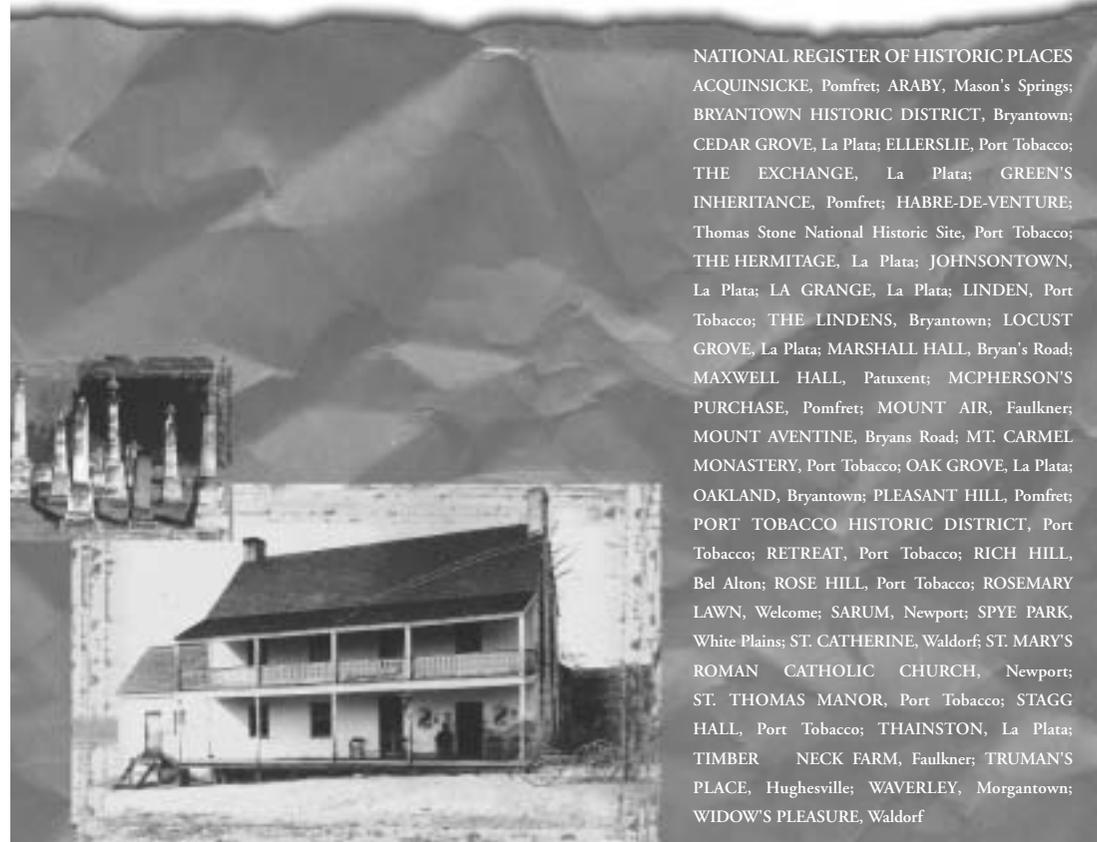


CHARLES COUNTY  
*Historic Preservation*  
DESIGNATIONS, INCENTIVES & RESOURCES



NATIONAL REGISTER OF HISTORIC PLACES  
ACQUINSICKE, Pomfret; ARABY, Mason's Springs;  
BRYANTOWN HISTORIC DISTRICT, Bryantown;  
CEDAR GROVE, La Plata; ELLERSLIE, Port Tobacco;  
THE EXCHANGE, La Plata; GREEN'S  
INHERITANCE, Pomfret; HABRE-DE-VENTURE;  
Thomas Stone National Historic Site, Port Tobacco;  
THE HERMITAGE, La Plata; JOHNSONTOWN,  
La Plata; LA GRANGE, La Plata; LINDEN, Port  
Tobacco; THE LINDENS, Bryantown; LOCUST  
GROVE, La Plata; MARSHALL HALL, Bryan's Road;  
MAXWELL HALL, Patuxent; MCPHERSON'S  
PURCHASE, Pomfret; MOUNT AIR, Faulkner;  
MOUNT AVENTINE, Bryans Road; MT. CARMEL  
MONASTERY, Port Tobacco; OAK GROVE, La Plata;  
OAKLAND, Bryantown; PLEASANT HILL, Pomfret;  
PORT TOBACCO HISTORIC DISTRICT, Port  
Tobacco; RETREAT, Port Tobacco; RICH HILL,  
Bel Alton; ROSE HILL, Port Tobacco; ROSEMARY  
LAWN, Welcome; SARUM, Newport; SPYE PARK,  
White Plains; ST. CATHERINE, Waldorf; ST. MARY'S  
ROMAN CATHOLIC CHURCH, Newport;  
ST. THOMAS MANOR, Port Tobacco; STAGG  
HALL, Port Tobacco; THAINSTON, La Plata;  
TIMBER NECK FARM, Faulkner; TRUMAN'S  
PLACE, Hughesville; WAVERLEY, Morgantown;  
WIDOW'S PLEASURE, Waldorf

WHAT IS AN

# *Historic Property?*

Historic resources are buildings, sites, structures, districts or objects, fifty years of age or older, that are significant to our local or national heritage. In Charles County this includes many types of resources, from one-room schoolhouses to 1850s plantation houses, from Victorian farmhouses to 19th century tobacco barns.



*Port Tobacco One-Room Schoolhouse*

Charles County has thirty-seven historic properties listed on the National Register of Historic Places, one National Historic Landmark (Thomas Stone National Historic Site), and two National Register listed historic districts. In addition, the County and State maintain a list of more than 750 historic sites that are included on the Maryland Inventory of Historic Places, along with over 500 documented archaeological sites.

TYPES OF

# *Historic Designations*

## NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places recognizes districts, buildings, structures, objects, and sites for their significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation. Listing in the National Register honors the property by recognizing its importance to its community, State, or to the Nation, and confers a measure of protection from harm by Federal activities. Charles County's listed properties are on the front of this brochure.

National Register designation is largely honorary, and does not limit the rights of private property owners. While owners are not legally restricted from making changes to historic properties listed on the Register, a number of incentive programs are intended to encourage the preservation of these important sites.



*Stagg Hall, located in the Port Tobacco Historic District, has been listed on the National Register since 1988.*

## MARYLAND INVENTORY OF HISTORIC PROPERTIES

The Maryland Inventory of Historic Properties is a broad-based repository of information on districts, sites, buildings, structures, and objects of known or potential value to the prehistory, history, or

# Historic Designations

culture of the State of Maryland. Inclusion in the Maryland Inventory of Historic Properties involves no regulatory restrictions or controls, but is the first step in determining eligibility for the National Register. Charles County has more than 750 sites identified on the Maryland Inventory. An index of Charles County sites is available at [www.CharlesCounty.org/pgm](http://www.CharlesCounty.org/pgm).

## LOCAL HISTORIC DISTRICT OR LANDMARK DESIGNATION

Local Historic districts or landmarks are created through zoning. Typically a local commission, made up of citizens and professionals, reviews proposals to alter the exterior of properties designated as historic under local law.



The 1893 Thomas Owne House is now designated as a local landmark in the town of La Plata. La Plata currently includes a number of properties protected under a historic preservation ordinance.

	PUBLIC ACCESS REQUIRED (1 DAY PER YEAR)	REVIEW OF EXTERIOR AND/OR INTERIOR CHANGES REQUIRED	REVIEW OF EXTERIOR CHANGES REQUIRED	ELIGIBLE FOR STATE REHABILITATION TAX CREDIT
MHT HISTORIC PRESERVATION EASEMENTS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DESIGNATED LOCAL DISTRICT OR LANDMARK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NATIONAL REGISTER OF HISTORIC PLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MARYLAND INVENTORY OF HISTORIC PROPERTIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## HISTORIC PRESERVATION EASEMENTS

A preservation easement is a legal instrument designed to preserve a historic property in perpetuity without transferring ownership. Preservation easements ensure the structure's protection by limiting changes to the restored exterior. In most cases easements are recognized as a charitable donation and eligible for federal and state income, estate, inheritance, gift or property tax incentives. The Maryland Historical Trust (MHT) holds over a dozen preservation easements in Charles County.



Edgehill Farm is beautifully restored and now protected under a preservation easement.

### Properties Protected through Maryland Historic Trust Preservation Easements

CATSLIDE HOUSE, Port Tobacco; CHANEY HOUSE, Marbury; CRAIN'S LOT, Mt. Victoria; EDGEHILL FARM, Newburg; THE EXCHANGE, La Plata; FRIENDSHIP HOUSE, La Plata; JOHNSONTOWN, Bel Alton; LINDEN, La Plata; LOCUST GROVE, La Plata; DR. SAMUEL A. MUDD HOUSE, Bryantown; OAK GROVE, La Plata; ST. THOMAS MANOR/ST. IGNATIUS CHURCH, Bel Alton; OLD WALDORF SCHOOL, Waldorf

# Historic Preservation

## MARYLAND HERITAGE PRESERVATION TAX CREDIT

The state of Maryland, through the Maryland Historical Trust offers an income tax credit of 20 percent of the costs of approved restoration work on a designated historic property or a property located within a designated historic district or certified heritage area. For more information visit MHT's website, [www.MarylandHistoricalTrust.net](http://www.MarylandHistoricalTrust.net).

## SMART CODES

The Maryland Building Rehabilitation Code, "Smart Codes," is an important tool for historic preservation by establishing safety requirements that make sense for rehabilitation work without creating unnecessary regulatory barriers. The Code applies to work requiring construction permits (building, electrical, plumbing, etc.) on any building more than one year old. To learn more about Smart Codes and their application, visit [www.dhcd.state.md.us/smartcodes](http://www.dhcd.state.md.us/smartcodes).



Properties listed on the National Register, such as Rose Hill, are eligible for a range of preservation incentives.

# Historic Preservation

## FEDERAL REHABILITATION TAX CREDITS

The Federal government offers a similar incentive, at a rate of 20 percent of the total project expenditure. However, this credit only applies to income-producing residential, commercial, and industrial properties listed on the National Register. [www2.cr.nps.gov/tps/tax](http://www2.cr.nps.gov/tps/tax).

### Secretary of Interior STANDARDS FOR REHABILITATION

1. Choose an appropriate use
2. Preserve character defining material and features
3. Retain the sequence of historical development
4. Consider later changes as potentially significant
5. Protect distinctive construction and craftsmanship
6. Repair rather than replace
7. Avoid destructive physical and chemical treatment
8. Protect significant archaeological resources
9. Make alterations and new additions compatible
10. Make new additions reversible

For a complete Standards discussion, visit the National Park Service's electronic rehab website, [www2.cr.nps.gov/e-rehab](http://www2.cr.nps.gov/e-rehab).

## CHARLES COUNTY HERITAGE PRESERVATION PROGRAM

is administered by the Charles County Department of Planning and Growth Management by identifying and preserving historic resources through survey, outreach and development review. [www.CharlesCounty.org/pgm](http://www.CharlesCounty.org/pgm) (301) 870-3896

## MARYLAND HISTORICAL TRUST

is a State agency that identifies, evaluates, preserves and protects the State's heritage resources. [www.MarylandHistoricalTrust.net](http://www.MarylandHistoricalTrust.net)

## PRESERVATION MARYLAND

is a nonprofit advocacy organization dedicated to preserving the State's heritage. [www.PreserveMD.org](http://www.PreserveMD.org)

## NATIONAL TRUST FOR HISTORIC PRESERVATION

is a nationwide nonprofit offering expertise on preserving sites and districts. [www.nthp.org](http://www.nthp.org)

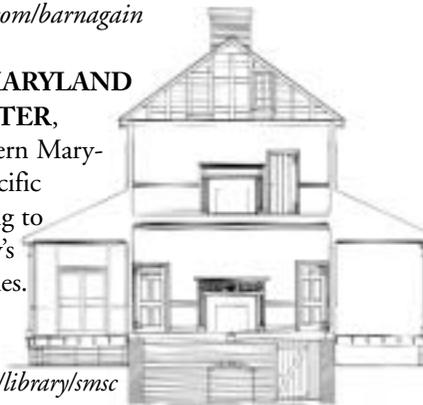
## NATIONAL PARK SERVICE HERITAGE PRESERVATION SERVICES

offers federal historic preservation incentive programs and technical assistance. [www2.cr.nps.gov](http://www2.cr.nps.gov)

**BARN AGAIN!** is sponsored by the National Trust for Historic Preservation and *Successful Farming* magazine. The program provides information to help owners of historic barns rehabilitate them and put them back to productive use on farms and ranches. They provide technical assistance, publish rehabilitation guides, sponsor workshops, exhibits and other events, and present annual awards for the best examples of historic barns rehabilitated for continued farming use. [www.agriculture.com/barnagain](http://www.agriculture.com/barnagain)

## SOUTHERN MARYLAND STUDIES CENTER,

College of Southern Maryland includes specific collections relating to Charles, St. Mary's & Calvert Counties. (301) 934-7626 ext. 7110 [www.csm.cc.md.us/library/smsc](http://www.csm.cc.md.us/library/smsc)



Above: Johnsontown, circa 1800

The Southern Maryland Studies Center includes the J. Richard Rivoire Collection, an extensive collection of architectural research and scaled drawings of Charles County landmarks.

## THE CONSERVANCY FOR CHARLES COUNTY

is a local land trust dedicated to preserving the County's natural and historic resources. [www.ConserveCharles.org](http://www.ConserveCharles.org) (301) 932-5714

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